



2020 Great Places in Colorado Nomination Packet

The 2020 Great Places in Colorado nomination window will open April 1st. Nominations are due by May 18th at 5:00 p.m. Late and incomplete submissions will not be considered.

Submittal Deadline: [May 18th, 2020 by 5:00 PM](#)

Upload to: <https://personal.filesanywhere.com/Dropbox/db.aspx?v=8a7062866166a9a8aca1>

The nomination packet consists of three required forms, plus supplemental documentation. All items must be completed and submitted together. Documents must be submitted in a PDF or DOC format. When uploading your nomination packet, please title the document in the following format:

Nominee Name-City-Contact Person's Last Name
(e.g. *Smythe_Neighborhood-LaVeta-Collins*)

Questions? Please direct all questions to:

APA Colorado Great Places Committee: GreatPlaces@apacolorado.org

APA Colorado Chapter Administrator: sbooth@apacolorado.org

NOMINATION CHECKLIST

- Nomination Checklist
- Nomination Form
- Qualities and Characteristics Checklist
- Nomination Cover Letter
- Letter of Support from Elected Official
- Supporting Arguments & Supplemental Documentation
- Photographs and Resource links



Great Places in Colorado | Nomination Form

Official Name of Nominee: _____

Nominee Category: Neighborhood Street Public Space

Location (Street, City and State): _____

Boundaries (Neighborhood/Street only): _____

Contact (name, title & organization): _____

Phone Number: _____ Email: _____

Has the highest elected official of the community been notified of the award nomination? YES NO N/A

If so, please provide a letter of support from the said elected official.

Nomination Cover Letter

Provide a one-page cover letter highlighting the arguments for designation of your nominee.

Qualities and Characteristics Checklist

Complete the Qualities and Characteristics Checklist. Identify qualities and characteristics that are part of your nominee's story by clicking in the provided checkboxes. Please check all that apply.

Supporting Arguments & Supplemental Documentation

The Qualities and Characteristics Checklist is limited and does not assume to capture all possible nuances of a "Great Place." Applicants are required to submit additional documentation and support addressing each of the questions and directives below. Please limit responses per framework question to half a page. Submittals should be provided in (.PDF) or (.DOC) format, along with links to relevant plans, photos, websites, resources or stories that support the application.

1. Assert why the nomination is worthy of a Great Places designation.
2. Explain how planning contributed to the great place. What has planning done for this street, neighborhood, or public space.
3. Describe how the nominee showcases the four elements of: a) livable built environment, b) harmony with nature, c) resilient economy, and d) healthy community
4. Identify the funding sources or in-kind contributions used to plan, construct and maintain this great place.
5. Describe how community partners and partnerships contributed to the success of this nominee.
6. What does the nominated great place mean for the community? How does it contribute to a sense of community, community pride, local culture, or history? Why is it loved and cherished?
7. Provide any additional information about the nominee that should be considered with the nomination.



Qualities and Characteristics Checklist

| Great Neighborhoods | Great Streets | Great Public Spaces |
|--|---|---|
| LIVABLE BUILT ENVIRONMENT | | |
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Include Accessible, multi-modal transportation options? <input checked="" type="checkbox"/> Have mixed land-use patterns that are walkable and bikable? <input checked="" type="checkbox"/> Make smart design choices to encourage density, reduce energy use, and increase resiliency? <input checked="" type="checkbox"/> Conserve and reuse historic resources that capture the character and sense of place of the community? | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Encourage active forms of transportation? <input checked="" type="checkbox"/> Operate as part of a complete streets network to enable safe access for all users? <input checked="" type="checkbox"/> Use design standards to improve function or appearance? <input checked="" type="checkbox"/> Contain safe and accessible public facilities and spaces? <input checked="" type="checkbox"/> Conserve, enhance, or reuse local cultural and historic resources? | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Illustrate that the space type, function and design are appropriate to the location. <input checked="" type="checkbox"/> Accommodate all community members through connected and accessible sidewalks and pathways? <input checked="" type="checkbox"/> Provide access to transit, bicycle infrastructure, and other means of transport? <input checked="" type="checkbox"/> Connect to a larger plan from mixed land-use patterns? <input checked="" type="checkbox"/> Promote, or act as an example of, infill development? <input checked="" type="checkbox"/> Conserve and reuse historic resources? |
| HARMONY WITH NATURE | | |
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Respond to the natural habitats and topography? <input checked="" type="checkbox"/> Support environmentally friendly practices? <input checked="" type="checkbox"/> Maintain green infrastructure? <input checked="" type="checkbox"/> Reduce solid waste through recycling and/or composting? <input checked="" type="checkbox"/> Protect natural water resources and encourage water conservation? | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Respond to underlying natural systems and topography, protecting and enhancing sensitive land, habitat, streams, and watersheds? <input checked="" type="checkbox"/> Exhibit green infrastructure design elements that improve stormwater, human health, water conservation, and urban heat island effect? | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Exhibit development patterns that are sensitive to existing natural habitats and topography? <input checked="" type="checkbox"/> Support environmentally friendly practices? <input checked="" type="checkbox"/> Include green infrastructure? <input checked="" type="checkbox"/> Promote the reduction/recycling of waste? <input checked="" type="checkbox"/> Protect natural water resources and encourage water conservation? |
| RESILIENT ECONOMY | | |
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Provide room for businesses to grow and thrive? <input checked="" type="checkbox"/> Have a healthy mix of public space, residential buildings, and commercial land uses, supported by adequate infrastructure? <input checked="" type="checkbox"/> Contain a thriving mix of businesses servicing local needs in a way that is compatible with the character of the community? | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Contain a thriving mix of businesses serving local needs in a way that is compatible with the character of the community? <input checked="" type="checkbox"/> Feature an active and engaged community association of local business alliances that promotes reinvestment, cultural programming, traffic-generating events, or other business activity along the street? | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Provide opportunities for economic activity? <input checked="" type="checkbox"/> Feature cultural programming, traffic-generating events, or other activity that might support community and economic health in the area? |
| HEALTHY COMMUNITY | | |
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Protect residents and businesses from exposure to environmental hazards in the natural and built environments? <input checked="" type="checkbox"/> Promotes security from crime, and is perceived as safe for children and other users? <input checked="" type="checkbox"/> Illustrate a productive redevelopment of a former brownfield? <input checked="" type="checkbox"/> Provide residents with access to healthy, fresh foods? <input checked="" type="checkbox"/> Provide activities/facilities that support healthy a lifestyle? | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Contain areas that have been remediated to protect businesses and residents from environmental hazards? <input checked="" type="checkbox"/> Promote security from crime, and is perceived as safe for children and other users? (i.e. traffic calming, street lighting, bicycle, police, etc.) <input checked="" type="checkbox"/> Promote physical activity and healthy lifestyles through its design? <input checked="" type="checkbox"/> Serve as a connection to healthy, locally grown foods? | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Incorporate any measures to reduce the public's exposure to environmental hazards? <input checked="" type="checkbox"/> Exist on a former brownfield site? <input checked="" type="checkbox"/> Promote security from crime, and is perceived as safe for children and other users? <input checked="" type="checkbox"/> Support physical activity and healthy lifestyles? <input checked="" type="checkbox"/> Contribute to access to healthy, local foods? |

Tejon Street, Colorado Springs

One of the most distinct streets in Colorado Springs, Tejon Street is the pulse that keeps the heart of the City beating. Its walkable streets are lined with historic buildings, street trees, locally owned businesses, historic parks, civic buildings, public art, and nationally renowned restaurants, and that, is just part of why it is a great place. Downtown Colorado Springs has seen rapid growth since 2015 which includes hundreds of new apartments that have been built or announced, which brings vitality to Tejon Street every day of the year. Downtown Colorado Springs have many events every year that residents and visitors enjoy that either take place on Tejon Street or within a couple of blocks.

The success of Tejon Street comes from a combination of its historical urban form and the actions of planners. Downtown has been guided by Master Plan's since the first one was adopted in 1971. There have been subsequent plans in 1992, 2009, and 2016, which represents the current Experience Downtown Master Plan. These plans have paid very close attention to Tejon Street as a pedestrian friendly "Main Street" of Downtown Colorado Springs. Another tool that contributes to the success of Tejon Street is the Form-Based Zone (FBZ) district Downtown. The FBZ established specific public space standards that are being realized as new developments continue to occur Downtown.

Tejon Street is a node of activity that is not seen in any other part of Colorado Springs. Whether it is PikeRide e-bikes rolling down the street, pedestrians walking to theatres, restaurants, and shops, or even a running club that begin and finish at a staple pub on Tejon Street. The healthy lifestyle of Colorado Springs does not end at the trail or the pub, it is shown at two different farmers markets at two historic parks at the northern and southern ends of Tejon Street and make fresh produce available to residents and visitors Downtown.

This Great Place is just that because of the people who frequently walk Tejon Street, get to know their local businesses, dine at local restaurants, and spend time in the center of the City. Downtown relies on Tejon Street as its spine as it offers access to virtually every other part of the region either by walking, biking, or riding public transportation. The framework for Downtown Plans and Tejon Street is formed by stakeholder involvement and public participation that will continue to work and transform Tejon Street into an even greater place in the future.



John W. Suthers
Mayor

June 18, 2020

APA Colorado
Great Places Committee
P.O. Box 49573
Colorado Springs, CO 80949

RE: Nomination to recognize Tejon Street, in Colorado Springs as one of the 2020 American Planning Association – Colorado Chapter “Great Places in Colorado”.

Dear APA Colorado Great Places Committee:

As Mayor of the City of Colorado Springs, I wholeheartedly support the nomination of Tejon Street as one of the 2020 American Planning Association “Great Places in Colorado”, under the great street designation. Over the last 50 years local planning efforts have focused on creating a vibrant Downtown, centered around Tejon Street. Allowing it to have an unparalleled atmosphere that matches our scenery, a shining city at the foot of a great mountain.

Tejon Street has the four characteristics to be considered a great street:

A livable built environment; Through the City’s partnership with other stakeholder groups, property owners, business owners and local organizations we have funded the improvements and maintenance of Tejon Street to support the high quality of life enjoyed by all who utilize the space.

Demonstrates a harmony with nature; Walking down Tejon Street you will experience historic buildings and beautiful parks that blend well with our natural surroundings. Colorado Springs prides itself on the beauty of our outdoors.

Maintains a resilient economy; Tejon Street is home to the largest collection of locally owned restaurants, retailers and services throughout the region, allowing the economic environment to thrive.

Conveys a healthy community; Tejon Street is defined in our Experience Downtown Master Plan as a Signature Street and hosts countless events, parades and festivals every year. When most residents think of Downtown, they think of Tejon Street, it is a key element of our local identity, our history, and our culture.

A lot of hard work and dedication has gone into the development of Tejon Street and I appreciate your consideration of its nomination as a 2020 American Planning Association – Colorado Chapter “Great Places in Colorado”.

Sincerely,

A handwritten signature in blue ink that reads "John W. Suthers".

John W. Suthers
Mayor

APA Colorado – Great Places Nomination for Tejon Street

Supporting Arguments:

1. Assert why the nomination is worthy of a Great Places designation.

This section of Tejon Street is one of the most recognizable and distinctive streets in Colorado Springs. It has a high concentration of everything that makes a place truly great – small and unique businesses, natural spaces, national landmarks, thriving economy, public art, and lots of people. The street is the setting for cultural events, celebrations, demonstrations, a thriving nightlife, and a fast-growing community of residents. This vibrancy is the direct result of interventions over decades by planners, economic developers, and local organizations seeking to create a place that is memorable and important. For all of these reasons, Tejon Street is worthy of a designation as a Great Place.

2. Explain how planning contributed to the great place. What has planning done for this street, neighborhood, or public space.

Tejon Street in Downtown Colorado Springs is the product of decades of planning and investment. The first Master Plan for Downtown Colorado Springs, adopted in 1971, called for significant improvements to Tejon. The plan called for closing five blocks of Tejon Street to vehicles and converting the right-of-way to a pedestrian mall. Wisely, the plan recognized the need for phased implementation and recommend that closure of Tejon to vehicles should not occur until supporting facilities (e.g. parking, pedestrian improvements, etc.) were complete.

The adoption of the Downtown Action Plan in 1992 further solidified the role of Tejon Street as a primary pedestrian amenity and identified the street as the key “spine” and “Main Street” of Downtown Colorado Springs. Though the plan eliminated the goal to prohibit vehicles on Tejon, it did place further emphasis on improved pedestrian amenities, including wider sidewalks, patio cafes, art, street trees, consistent and improved lighting, and other amenities.

After slow but steady implementation of the Downtown Action Plan, the City adopted a new Downtown Master Plan in 2009 called the Imagine Downtown Plan. The Imagine Plan updated many of the goals and recommendations for Tejon St, retaining it as Downtown’s most important pedestrian spine. Concurrent to the adoption of the Imagine Plan, the City adopted an entirely new Form-Based Zone (FBZ) district for Downtown, including the Tejon corridor. The FBZ established specific public space standards within the zone that must be implemented as private development occurs. In recent years, a number of significant projects have been approved and are under construction along Tejon. These projects and their public space enhancements will continue to solidify Tejon as a unique and special place in the region.

In 2016 the Experience Downtown Master Plan was adopted as the new Plan of Development for the Downtown Development Authority (DDA) as well as the new land use master plan for Downtown Colorado Springs. Yet again, more detail was provided for public improvements of Tejon and other key Downtown streets. The Experience Plan established 8 primary goals for Downtown, many of which are critical to the on-going improvements to Tejon. The goals include recognition of Downtown as the economic and cultural heart of the region, celebration of the connection to nature and outdoor recreation, identification of downtown as a place for healthy and active lifestyles, creation of a walkable and bike friendly City center, establishing downtown as a leader in innovative urban design and sustainability, creating an unforgettable visitor experience, and honoring the City’s history.

The numerous significant planning efforts over the last 50 years have created a high-quality pedestrian friendly built environment with scores of local shops, restaurants, breweries, and services that residents and visitors enjoy every day.

3. Describe how the nominee showcases the four elements of: a) livable built environment, b) harmony with nature, c) resilient economy, and d) healthy community.

Tejon Street exemplifies the characteristics of livable built environment, harmony with nature, resilient economy, and health community. Colorado Springs is very proud of the built environment that has developed along Tejon Street. Physically, the street includes wide sidewalks on both sides, street parking along its length, and single lanes of traffic in both directions. The street is lined with street trees, outdoor patios, and shopfronts that make the walk very interesting and stimulating for pedestrians. It houses numerous retail and restaurant businesses, two parks that each host a weekly farmers market, office buildings for national organizations like the US Olympic and Paralympic Committee, and civic buildings for El Paso County and the City of Colorado Springs. The street is right at the core of Colorado Springs' historic footprint, and has been the center point of Colorado Springs since its founding. The street contains 7 buildings that are on the National Register of Historic Places, including the Colorado Springs Pioneer Museum, and "Busy Corner" at the intersection of Pikes Peak Avenue and Tejon Street has been the recognized center of the city since it's founding a block to the west

While designated bike lanes are not possible due to the angled street parking, traffic speeds are so low and safe that it is not unusual to see bikes travelling along with traffic down Tejon, including Downtown Colorado Springs' PikeRide bike share bikes. The street is only two blocks from the New Santa Fe trail that runs through historic Monument Valley Park, and this proximity leads to local races and running clubs starting and using the street for a portion of their course. One of those clubs, Jack Quinn's running club, boasts thousands of members, about 1,200 of which run a 5K loop every week.

Tejon Street is the core of the Downtown Colorado Springs Economy, which is the core of the Colorado Springs larger economy. The street houses a diverse mix of businesses, including over 90% small businesses. These businesses are thriving, with occupancy rates of 94.6% and average rental rates that are at the top of the Colorado Springs market. Hundreds of new housing units have been built within one block of this stretch of Tejon Street within the last 5 years.

4. Identify the funding sources or in-kind contributions used to plan, construct, and maintain this great place.

Tejon Street in Downtown Colorado Springs has been planned, improved, and maintained over the prior decades using a variety of funding sources. Many of the resources to improve and maintain Tejon Street as well as many of the surrounding public spaces were secured when downtown property owners voted to create the Downtown Development Authority and Downtown Business Improvement Districts, and in doing so increased their own property taxes.

While some original improvements to Tejon Street were funded through City general fund dollars, the majority of the existing improvements were funded by the City's Parking Enterprise. The City's on-street metered parking stalls and off-street parking structures are owned and operated by the Enterprise. This is a self-sustaining system that received no local or state tax dollars, its only income coming from parking system user fees. Revenue from the users is spent to maintain the City's parking structures and meter system, as well as to provide users with a safe and pedestrian friendly environment. Each year

the Enterprise spends roughly \$700,000 on streetscape improvements, Tejon Street being one of the most frequent streets that have improved.

In 1994 Downtown property owners voted to establish the Greater Downtown Colorado Springs Business Improvement District (BID). The BID established a 5-mill levy on real and personal property within the District. These funds are used to supplement and enhance standard City maintenance efforts along Tejon and throughout the District.

Downtown Ventures was established in 1997 as a charitable nonprofit dedicated to the arts, historic preservation, and other public benefit programs in Downtown Colorado Springs. The most notable program run by Downtown Ventures is the highly successful Art on the Streets program which has funded and maintained numerous public artworks along Tejon over the last 20 years.

Additionally, in 2006 the Downtown Development Authority was created raising property taxes within the District by 5 mills to provide programs and incentives to support the District. Additionally, the District has the ability to utilize Tax Increment Financing (TIF) which captures increased property tax revenues above a baseline assessment. While a portion of the DDA's resources have improved Tejon streetscapes, the funds have also supported a wide range of projects that contribute to Tejon as a great street: façade grants to many Tejon fronting businesses, funding countless downtown events along Tejon Street, incentivizing job creation and residential construction throughout the District, and funding numerous feasibility studies and planning efforts.

5. Describe how community partners and partnerships contributed to the success of this nominee.

There are many partnerships that contribute to the success of Tejon Street that incorporate businesses, government, non-profit organizations, residents, and higher education institutions. The Downtown Partnership of Colorado Springs brings together these partners as board members and stakeholders in the Downtown community that reverberates around Tejon Street.

The Downtown Business Improvement District (BID) financially contributes to the clean pedestrian friendly public space that runs the length of Tejon Street and maintains an active board to make sure stakeholders from different backgrounds are incorporated in decision making throughout the District. The Downtown Development Authority (DDA) also utilizes partnerships as it uses a tax increment from district properties to fund building façade improvements for local property owners, as well as creating opportunity to fund infill development projects that will add to the success of the Tejon Corridor. The City of Colorado Springs and El Paso County both occupy area adjacent to Tejon Street and both governments work together and partner with local non-profits to ensure the physical environments along this corridor are a success to residents and visitors of the City and Region as a whole. The Colorado Springs Urban Renewal Authority (URA) has also been a significant partner in the revitalization of Tejon Street, which includes a new hotel. Other URA projects within a shout of Tejon Street include an 8,000 seat Downtown Stadium, and the nearly finished United States Olympic and Paralympic Museum and Hall of Fame.

Most recently, partnerships have been incredibly valuable as Downtown has coordinated the closure of Tejon Street to help local restaurants with additional outdoor dining area to counter the limited capacity indoors. This event incorporates partnerships between the City, County, State, restaurants, and property owners.

6. What does the nominated great place mean for the community? How does it contribute to a sense of community, community pride, local culture, or history? Why is it loved and cherished?

Downtown Colorado Springs is the economic, civic, and cultural heart of the region, and Tejon Street is the pulse that keeps the heart beating. Downtown businesses are over 90% locally owned, and nowhere is that more evident than on Tejon Street. Tejon Street is home to many parades, festivals, and events, including the Colorado Springs Festival of Lights, the Colorado Springs Veterans Parade, and the What If... Festival of Innovation and Imagination. These are just some of the amazing events that occur in Downtown Colorado Springs which are planned to take place on Tejon Street in our Downtown Core. Not only is Tejon Street a place for public gatherings of joy, but it is also a place to protest injustice. The street is lined with locally owned businesses, public art, and restaurants run by renowned chefs that lead to two historic parks at the northern and southern end, the latter of which contains the Colorado Springs Pioneer Museum which showcases the history of Colorado Springs. Tejon Street is loved and cherished because of the local institutions that have endured and adapted to the needs of the community, because they are the community.

7. Provide any additional information about the nominee that should be considered with the nomination.
 - i. [Experience Downtown Master Plan \(2016\)](#)
 - ii. [Downtown Form-Based Code \(2012\)](#)
 - iii. 2019 Events (Below)
 - iv. [State of Downtown Report 2020](#)
 - v. [Dine Out Downtown Article](#), [Festival of Lights Article](#)
 - vi. Photos (Below)

2019 Tejon Street Events

| | |
|---|------------|
| Womxn's March | 1/19/2019 |
| Martin Luther King Jr. March | 1/21/2019 |
| Super Half Marathon & Game Day 5K | 2/3/2019 |
| Street Patrick's Day Parade, Ride and Races | 3/16/2019 |
| Walk MS Colorado Springs | 5/18/2019 |
| Soap Box Derby | 6/9/2019 |
| Springs Spree | 6/9/2019 |
| Western Street Breakfast & Range Ride | 6/19/2019 |
| Fan Fest | 6/28/2019 |
| Colorado Springs Art & Music Festival | 7/6/2019 |
| PrideFest | 7/16/2019 |
| Pikes Peak or Bust Rodeo Parade | 7/11/2019 |
| Off the Street Breakfast | 7/20/2019 |
| Springs Beer Fest | 7/22/2019 |
| Classic 10K | 7/20/2019 |
| Cattle Drive | 8/16/2019 |
| American Discovery Trail Marathon | 9/2/2019 |
| What If Celebration | 9/7/2019 |
| Fallen Firefighters Memorial Weekend | 9/14/2019 |
| Colorado Springs Marathon, Half Marathon & 5K | 9/28/2019 |
| High Country Toy Run | 10/6/2019 |
| Veteran's Day Parade | 11/2/2019 |
| Small Business Saturday | 11/30/2019 |
| Festival of Lights | 12/7/2019 |
| Diocesan Celebration of Our Lady of Guadalupe | 12/8/2019 |
| Holiday Stroll | 12/11/2019 |





Fair Finds
Home Decor

HOLIDAY
Pop-Up
DOWNTOWN COLORADO SPRINGS
a program of the Downtown Development Authority





**Tejon Street
Dining &
Retail**

COMING 2019



CASA MUNDI



CASA
MUNDI

an inspired
urban
haven

COMING 2019



CASA MUNDI



























































